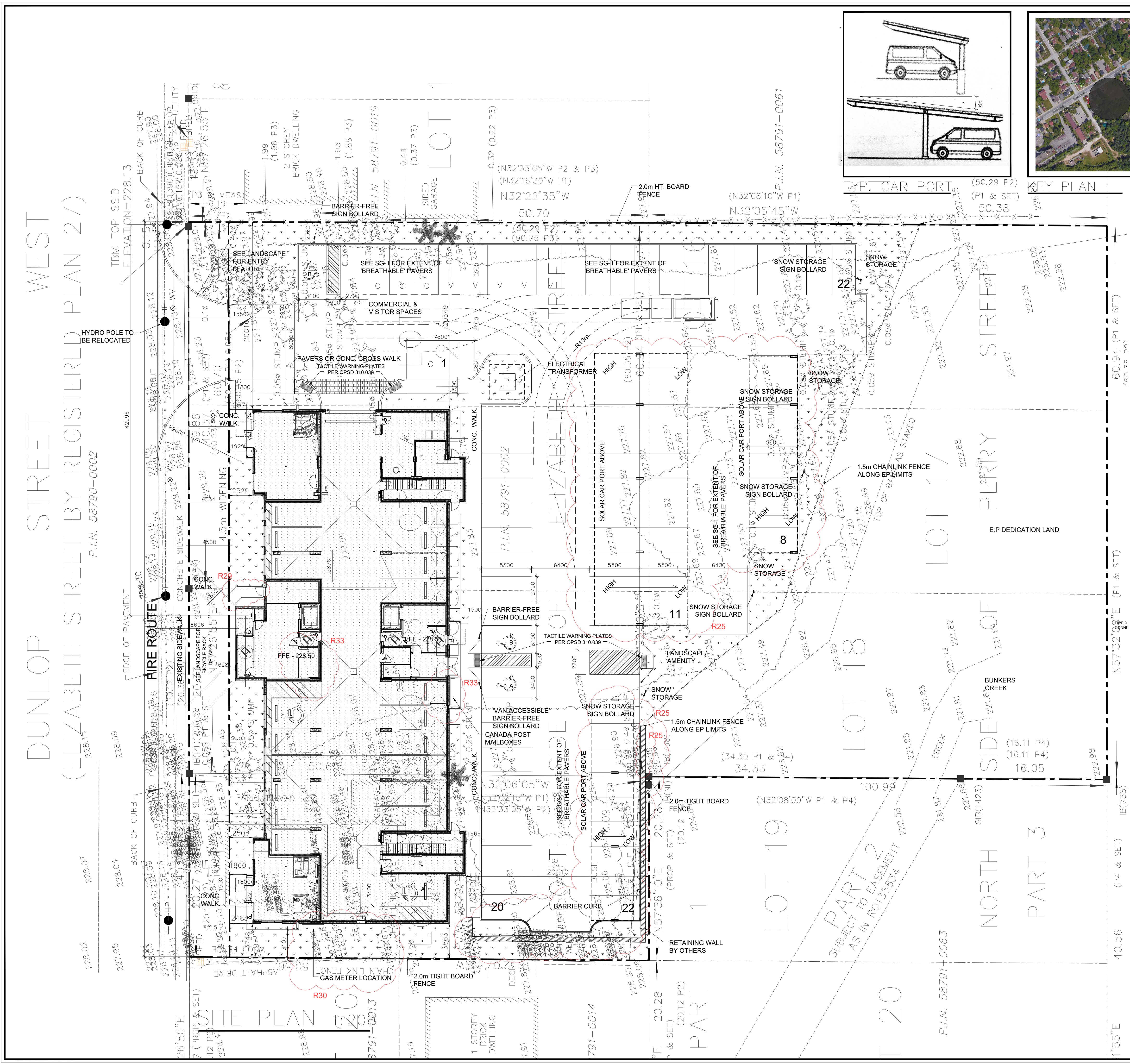




LEGAL DESCRIPTION
LOTS 16, 17, 18 & 19 SOUTH SIDE OF ELIZABETH STREET,
LOTS 16, 17, 18 & 19 NORTH SIDE OF PERRY STREET
REGISTERED PLAN 27, CITY OF BARRIE, COUNTY OF SIMCOE

COMBINED SITE INFORMATION

SITE ZONING	MU2-APARTMENTS (CURRENTLY RM2)
SITE AREA	7178.62 m ²
EP LANDS (TOP OF BANK + 6m)	2042.5 m ²
NEW SITE AREA (LESS EP & WIDE)	4764.4 m ²
BUILDING AREA	1,215.02 m ² (13,078.37 sq. ft.)
GROSS FLOOR AREA	7,667.24 m ² (82,529.48 sq. ft.)
GROSS GROUND FLOOR AREA	273.05 m ² (2,939.08 sq. ft.)
COMMERCIAL AREA	138.45 m ² (1,490.30 sq. ft.) 50.6% (273.05 m ²)

STANDARDS	MU2 STANDARDS	PROVIDED
LOT AREA (MIN.)	--	4764.4 m ²
LOT FRONTAGE (MIN.)	--	80.88 m
FRONT YARD, (NORTH)	5.0 m MAX.	0.7m AFTER WIDE.
SIDE YARD, (WEST)	3.0 m MAX.	3.7 m
SIDE YARD, (EAST)	3.0 m MAX.	20.5 m
REAR YARD (SOUTH)	7.0 m MIN.	20.1 m
LOT COVERAGE (MAX. % OF SITE AREA)	N/A	25.5%
LANDSCAPED OPEN SPACE	N/A	1580.87m ² (33.2%)
PAVED PARKING AREA	35%	2382.91m ² (50.01%)
HT. OF MAIN BUILDINGS	(16.5 m PREV.) 26.5 m MAX.	26.38 m
ASLE WIDTH	6.4 m MIN.	6.4 m
NUMBER OF PARKING SPACES (RESIDENTIAL)	93 SPACES (Ø1 SPACE /UNIT)	93 SPACES (Ø1 SPACE /UNIT)
NUMBER OF PARKING SPACES (COMMERCIAL)	6 SPACES (Ø1 SPACE /23m ²)	6 SPACES (Ø1 SPACE /23m ²)
VISITORS PARKING	0	5
TOTAL PARKING	99	104
NUMBER OF APT. UNITS		93
NUMBER OF 1 BEDROOM UNITS		52
NUMBER OF 2 BEDROOM UNITS		41
AMENITY AREA		BALCONY -476m ² ROOFTOP -80m ² GROUND -823m ² TOTAL -1385m ²

MINIMUM PARKING SIZES:
STANDARD 2.7m x 5.5m
BARRIER-FREE 'A' 3.4m x 5.5m /w 1.5 AISLE
'B' 3.1m x 5.5m /w 1.5 AISLE
MINIMUM No. PARKING SPACES: 1/DWELLING UNIT & 1/30m² COMMERCIAL
COMMERCIAL SPACES DENOTED w/ 'C'
VISITOR SPACES DENOTED w/ 'V'
LOADING SPACES 1x 3.0m x 9.0m REQ'D

CAR PORTS	
AREA/ COVERAGE	TOAL AREA = APPROX. 555m ² (8% SITE COVERAGE)
YARD SETBACKS	> 0.6m (DOES NOT IMPACT DRIVE AISLES)
HEIGHT	< 4.0m

233 DUNLOP STREET WEST										
Item	Ontario Building Code Data Matrix Part 3							OBC Reference		
1	Project Description				☒ New		☒ Part 3			
2	Major Occupancy(s) A2 - ASSEMBLY E - MERCANTILE C - RESIDENTIAL F3 - STORAGE GARAGE				D - FITNESS CLUB		3.1.2.1,(1)			
3	Building Area (m2)		New 1223.81		Total 1223.81		1.1.3.2			
4	Gross Area (m2)		New 8986.42		Total 8986.42		1.1.3.2			
5	Number Of Storeys		Above grade 8		Below grade 0		3.2.1.1(1) & 1.1.3.2			
6	Height of Building 26.38 m									
7	Number of Streets/Access Routes 1						3.2.2.10 & 3.2.5.5			
8	Building Classification GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED						3.2.2.42			
9	Sprinkler System Proposed ☒ entire building ☐ in lieu of roof rating ☐ not required						3.2.2.42			
10	Standpipe required ☒ Yes ☐ No						3.2.9			
11	Fire Alarm required ☒ Yes ☐ No						3.2.4			
12	Water Service/Supply is Adequate ☒ Yes ☐ No									
13	High Building ☒ Yes ☐ No						3.2.6			
14	Permitted Construction ☐ Combustible ☒ Non-combustible						3.2.2.42			
	Actual Construction ☐ Combustible ☒ Non-combustible									
15	Mezzanine(s) Area m2 N/A						3.2.1.1,(3)-(8)			
16	Occupant load based on ☐ m2/person ☒ design of building						3.1.17			
1st Floor	Occupancy E - MERCANTILE		Load 37		persons		OBC TABLE 3.1.17.1.			
1st Floor	Occupancy F3 - STORAGE GARAGE		Load 40		persons		3.1.17.1(2) SIGNS TO BE POSTED			
2nd Floor	Occupancy C - RESIDENTIAL		Load 40		persons		OBC 3.1.17.1(1)(b)			
3rd Floor	Occupancy C - RESIDENTIAL		Load 40		persons		OBC 3.1.17.1(1)(b)			
4th Floor	Occupancy C - RESIDENTIAL		Load 40		persons		OBC 3.1.17.1(1)(b)			
5th Floor	Occupancy C - RESIDENTIAL		Load 40		persons		OBC 3.1.17.1(1)(b)			
6th Floor	Occupancy C - RESIDENTIAL		Load 40		persons		OBC 3.1.17.1(1)(b)			
7th Floor	Occupancy C - RESIDENTIAL		Load 40		persons		OBC 3.1.17.1(1)(b)			
8th Floor	Occupancy C - RESIDENTIAL		Load 26		persons		OBC 3.1.17.1(1)(b)			
8th Floor	Occupancy A2 - ASSEMBLY		Load 40		persons		3.1.17.1(2) SIGNS TO BE POSTED			
17	Barrier-free Design ☒ Yes ☐ No (Explain)						3.8			
18	Hazardous Substances ☐ Yes ☒ No						3.3.1.2(1) & 3.3.1.19(1)			
19	Required Fire Resistance Rating (FRR)		Horizontal Assemblies FRR (Hours) 2		Listed Design No. or Description (SB-2) OBC SB-2.2.2.1 ULC No. I525		3.2.2.43A. 3.1.10.			
			Roof 0				* Includes exterior loadbearing walls			
			FRR of Supporting Members (Hours) *		Listed Design No. Or Description (SB-2)					
			Floors 2		OBC SB-2.1.1 cUL No. U425					
			Roof 0							
20	Spatial Separation-Construction of Exterior Walls							3.2.3		
Wall	Max. Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Non-Comb. Cladding	Non-Comb. Const.
North	107	>9		100	33.3	2	cUL No. U425			YES
South	133	>9		100	23.9	2	cUL No. U425			YES
East	30	>9		100	20.4	2	cUL No. U425			YES
West	31	3.7		34.5	30.3	2	cUL No. U425			YES
West 8th fl.	22	>9		100	N/A					
21	Barrier-Free Suites						3.8			
No. Required	No. 1 BRM Suites Required			Provided	Suites					
93 x 15% = 14	14 x 52/93 = 8			12	203, 211, 303, 311, 403, 411, 503, 511, 603, 611, 703, 711					
	No. 2 BRM Suites Required									
	14 x 41/93 = 6			15	209, 210, 309, 310, 409, 410, 509, 510, 609, 610, 709, 710, 807, 808, 809					

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No.	REVISION	DATE
5	ROAD WIDENING	SEPT 07/19
6	CLIENT REVIEW	NOV 08/18
7	SITE LIGHT. COOD.	NOV 13/19
8	ISSUE FOR SUBMISSION	NOV 16/18
9	TREE SURVEY ADDED	JAN 08/19
10	PER PLANNING MTO	JAN 10/19
11	ISSUE FOR COORDINATION	JAN 21/19
12	ISSUE FOR COORDINATION	JAN 24/19
13	ISSUE FOR SUBMISSION	FEB 13/19
14	ISSUE FOR REVIEW	MAR 02/19
15	INTERNAL PARKING ADDED	MAR 07/19
16	EP LAND CONFIRMED	MAR 22/19
17	RVS'D CITY, COORD. ISSUE	JUN 10/19
18	RESENDER COORDINATION	JUN 07/19
20	ISSUE FOR PERMIT APPL.	JUN 18/20
22	COORDINATION	JUN 20/20
23	ISSUE FOR TENDER	JUL 09/20
24	COORDINATION	SEP 23/20
25	SOLAR COVERS & FENCE	NOV 20/20
26	ISSUE FOR RESUBMISSION	DEC 04/20
27	ISSUE FOR PERMIT APPL.	DEC 11/20
28	ISSUE FOR CONSTRUCTION	FEB 19/21
29	WALKWAY TO SERVICE RM	MAR 08/21
30	GAS METER LOCATION	MAR 29/21
31	HEAVY DUTY ASPHALT	MAR 31/21
32	ISSUE FOR RESUBMISSION	APR 09/21
33	MAIL BOXES RELOCATED	JUN 04/21

ONTARIO ASSOCIATION OF ARCHITECTS
IAN S. MALCOLM
LICENCE
2853

The Architect shall check and verify all dimensions and report all errors and omissions to the architect before proceeding with the work.

A Detail No.
B Sheet No., where detailed.

The ideas/designs included herein are the sole property of Ian S. Malcolm Architect. They shall not be used/reproduced/altered without written consent of the architect and full payment of associated design fees.

ORIENTATION

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DOUG GRAY
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PROJECT
MULTI RESIDENTIAL / CONDOMINIUMS
233 DUNLOP STREET WEST, BARRIE, ON

PROJECT INFORMATION
PROJECT NO.: 173941
DRAWN BY: MM JB
CHECKED BY: ISM
DATE: 16.03.2020
SCALE: AS NOTED

DRAWING
SITE PLAN

DRAWING No.
A100